THE CLUB FARM

Muddy Roots, Heavenly Fruits

DISCOVER THE CLUB FARM

MAXPINE GROUP

CRAFTING PLOTS FOR EXQUISITE LIVING & FARMING SPACES

Maxpine Group Launched in 2020 by a Group of Experienced Professionals having Experience of more than 20+ Years in the field of Iteal Estate, Construction and Project Development. The first Venture Anugrah Homes,
the most Developed and Prestigious Project in the Jewar region (near Upcoming Noida International Airport) that proves the Quality and Commitment to the clients of Maxpine.

The Group has further Launched 2 Projects (Brij Vrinda Near Vrindavan & The Club Farm at Garh Mul‹teshwar)
Situated at one of the best location in the entire Delhi-NCR region with unique features that mal‹es them
apart among the Competitors.

MAXPINE GROUP

GROWING TOGETHER. ROOTED IN TRUST

At Maxpine Group, we are driven by a clear MISSION:
To create nature-aligned, value-rich land opportunities that nurture lives and legacies.

Our VISION is to shape India's green future through purpose-led real estate —
where wellness, sustainability, and community co-exist harmoniously.

Maxpine Group has spent over 20+ Years shaping landmarl‹ protects across North India with a steadfast
belief in trust, transparency, and long-term value. With a strong Foundation in real estate, wellness, and culture-driven developments, Maxpine has evolved into a brand synonymous with purposeful living and secured investments.

Our greatest strength lies in our people — a dedicated Team of Professionals, Visionary Board Members, Trusted Investors, and Committed Associates who operate as one Unified Family.

Together, we uphold integrity, innovation, and inclusive growth as the pillars of everything we built & developed.

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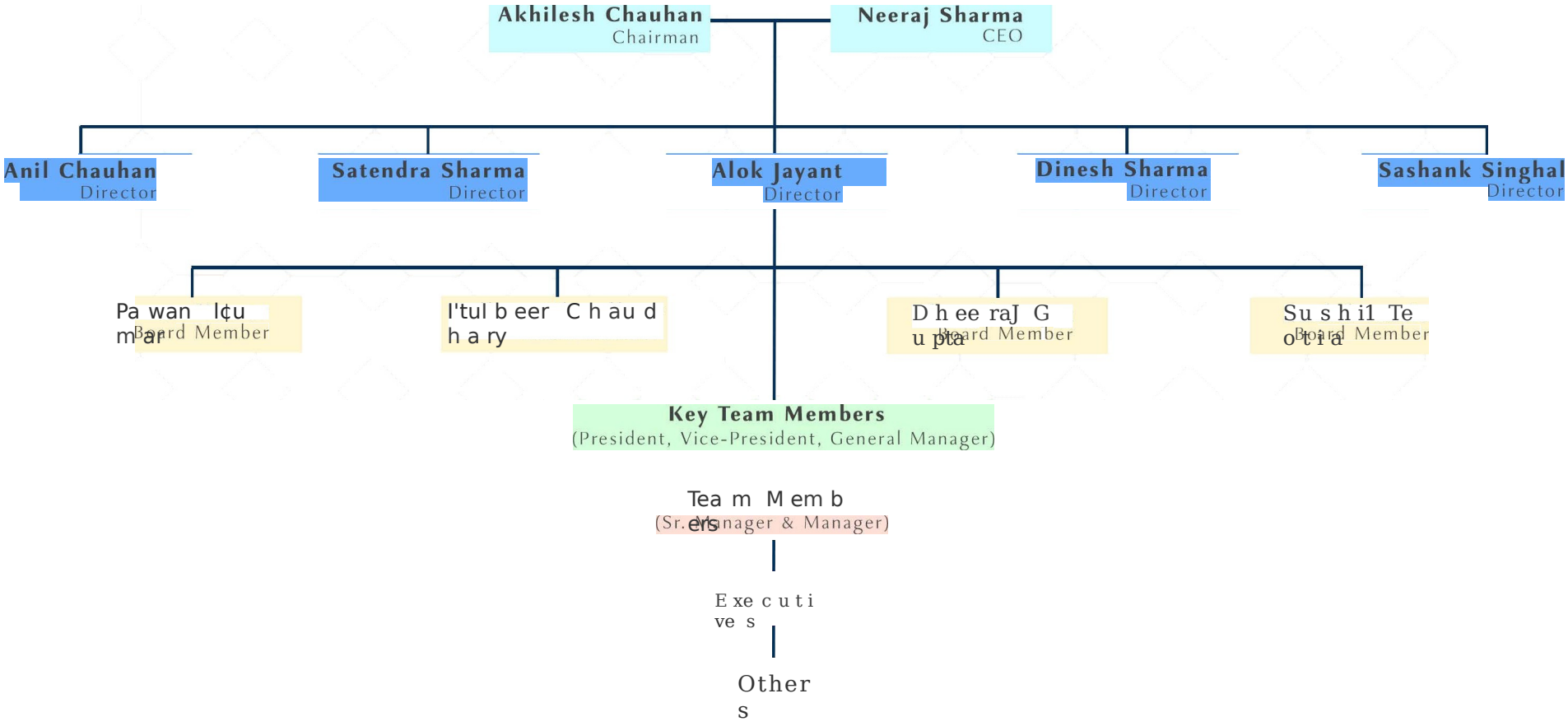
OUR CORE TEAM STRUCTURE



OUR CORE BUSINESSES

OUR BUSINESS VERTICALS - BUILDING PROSPERITY ACROSS SECTORS

With a vision to integrate growth, purpose, and sustainability, Maxpine Group has strategically diversified into multiple high-impact Sectors. Each vertical reflects our core philosophy — creating long-term value for Individuals, Communities, and Investors.

B deal Estate Development

B Protect Development & Planning

m Construction & Infrastructure

■ Education & Culture

g Agro-Farming & Plantation

THE MAXPINE GROUP OF COMPANIES

MAXPINE REALTECH INDIA PVT. LTD. MAXPINE INFRATECH INDIA PVT. LTD. MAXPINE DEVELOPER INDIA PVT. LTD. MAXPINE INFRAREALTY LLP

MAXPINE GLODAL ASSET PVT. LTD. HONESTONE REALTECH INDIA PVT. LTD. HONESTONE INFRA INDIA PVT. LTD. YUCCA LIFE CARE LLP

Maxpine Group proudly sponsors the “Happy Age Foundation" — a no-profit, no-loss initiative dedicated to social upliftment. 1 0% of Maxpine's profits go directly towards supporting its mission.

HAPPY AGE FOUNDATION

"SHARING HAPPINESS, SEIVING HUMAXITY"

Happy Age Foundation, incorporated in May 2022 and based in Noida, is a compassionate no-profit no-loss dedicated to bridging generations—uplifting Senior Citizens with Emotional and Social Care, while empowering Young Children through education and Holistic Development. Connecting Hearts, Minds & Souls: a sanctuary for the young and the old

MISSION & VISIO N

MISSION: To foster a nurturing environment where individuals of all ages can thrive, providing essential resources and programs that promote health, happiness, education, and independence.

VISION: A world where seniors are valued and respected, where children have access to quality education and opportunities for growth, and where communities are united.

OUR INITIATIVES

- N Sansl‹ar School (Running - Bulandshahr)
- B Tourism (Senior Citizen)
- ■ Wellness Centre
- • Seva

HAPPY AGE Foundation

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HAPPY AGE FOUNDATION —EVENTS IMAGES

HAPPY AGE FOUNDATION

ABOUT GARH MUKTESHWAR

OVERVIEW & LOCATION

Situated within Extended Delhi-NCft, Garh Multteshwar is rapidly emerging as a Spiritual Tourism Hotspot and High-Demand Weel‹end Destination. I¢nown for its Holy Significance and Natural Beauty, the Region is being Transformed by the Uttar Pradesh Government's riverfront development model—inspired by the Sabarmati Riverfront ProJect.

just a few l‹ilometers from Garh Mul‹teshwar, Bri|ghat is l‹nown for its calm ghats, lush landscapes, and boating experiences.

Boosted by upcoming infrastructure lil‹e Ganga Expressway, NH-9 Widening, and the Greenfield Corridor.

Rapidly appreciating real estate value with growing interest in spiritual tourism and second homes.

The Club Farm is not just located near the Ganga—it's rooted in a region where tradition, tranquility, and transformation meet.

GARH MUKTESHWAR - EXTENDED PART OF DELHI NCR

*Images used are for illustrative purposes only and may be revised.

THE CLUB FARM

STEPI NTO THE SOUL OF "THE CLUB FARM"

WHERE SPI R ITUAL ITY FLOWS AND THE EARTH GROWS YOUR LEGACY

L()Ü9t0d ncar the Sacred Ghats of Garh Mul‹teshwar & ßriJghat, ncstled along the hanl‹s ob the holy Itiver Ganga — “The Club Farm” isn't just Farming-Land, it’s a purposeful invcstmcnt in Spiritual Living, Environmental Wellness, and lasting Wcalth through White Sandalwood Farming.

THE CLUB FARM

A PREMIUM FARMING— PROJECT WITH WHITE SANDALWOOD ON THE BANKS OF THE GANGA

Premium Farming Protect with White Sandalwood Farming Land near the sacred River Ganga, The Club Farm is more than just Farming-Land—it's a lasting legacy rooted in Spirituality, Wellness, and Prosperity.

Discover the rare experience of White Sandalwood Farming Land, alongside a World-class 25-Acre 5-Star Resort, 5-Acre Wellness Centre, and 5-Acre Sansl‹ar School—and timeless spiritual energy, all in one sanctuary with lush greenery all around.

Whether you're in your 30s, 40s, or 50s, The Club Farm offers a secure, rewarding lifestyle solution for families seeming Peace of Mind, Passive Income, and Spiritual Well-Being.

- Instant Itegistry & Mutation - Complete Legal Ownership.
- Multiple Income Channels via Sandalwood Farming
- m Immediate legal posession with boundary
- Capital Appreciation in Land Value

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25 ACRES OF 5 STAR EXCLUSIVE RESORT

STAY DIVINE. LIVE GRAND

B Luxury looms with AC System

B Outdoor Sports Area

p Reception Cum Public Lounge

B Conference & Meeting looms

■ Lush Party Lawns

H Indoor Games Zone

I Restaurant & Dar

■ Swimming Pool

m Spacious Banquet Halls

m Spa and Salon

25 ACRE 5 STAR EXCLUSIVE RESORT

THE CLUB FARM

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WELLNESS CENTRE

YOUR JOURNEY TO BALANCE STARTS HERE

This Wellness Centre spread over 5 Acres of land parcel is a place for Old and Retired Senior Citizen's who require to spend their quality time in a peace(ul environment, free from Noise and Pollution in the laps of nature where one can

Meditate, Play, Involve in Activities lil‹e Teaching, Singing, Dancing or do whatever they were not able to do in their past and now be able to devote their free time with Iil‹e minded, same age group people.

Objective is to setup such a place that can provide both Indoor and Outdoor activity options to elderly people. At “The Club Farm” we are trying to other a comprehensive approach to well being covering Physical, Mental and Social Aspects.

KEY SPECIFICATIONS FOR WELLNESS CENTRES

- Physio Therapy
- N Meditation/ Yoga
- Massage
- B Consultation looms
- Examination looms B Treatment looms
- B Nutritional Counselling
- Monitoring of Vital Signs
- B Equipment for Diagnostic Tests B Mental Health Support

WELLNESS
CENTRE

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THE CLUB FARM

SANSKAR SCHOOL

LEARNING FOR TOMORROW. ROOTED IN TRADITIO N

The Club Farm Sansltar School, a place crucial for Personal and Societal Cirowth, providing Foundational I¢nowledge, Sl‹ills, and Experiences that prepare individuals for a fulfilling life and a better future. It Fosters Academic,
Social, and Emotional Development, equips students with the tools for lifelong learning,and shapes character.

Beyong Academics, Schools offer opportunities for Personal Discovery, Cultural Awareness, and the development of crucial life sl‹ills, ultimately contributing to economic empowerment and a more progressive society.

At The Club Farm we provide along with Academic, Spiritual Education as it is very crucial because it cultivates a sense of purpose, meaning, and belonging in life, leading to inner peace, contentment, and happiness.

It promotes Empathy, Compassion, and Social Responsibility, enhancing individual's ability to navigate like’s challenges and build resilience. By incorporating Spiritual Teachings, students develop emotional intelligence, learn to manage stress, and cultivate a deeper understanding of themselves and others.

SHRI RAM INTERNATIONAL SCHOO BULANDSHAHR

THE CLUB FARM
Muddy Boots, Heavenly Fruits

THE CLUB FARM

WHITE SANDALWOOD FARMING

A RARE OPPORTUNITY ROOTED IN THE MOST SPIRITUAL CITY FOR FINANCIAL FREEDOM

White Sandalwood, l‹nown as “Chandan", is one of the most valuable and sacred trees in Indian tradition. levered in Ayurveda, spirituality, and rituals, it's also a high-demand commodity in global marl‹ets — used in Perfumes, Medicines, Cosmetics, and Essential Oils.

Heartwood — Main dense wood used for carving, religious items, furniture, etc. (High Value Portion)

Sapwood — Lighter wood, used (or lower-grade products, still valuable.

sandalwood Oil — Extracted from heartwood and roots, highly demanded for perfumes, cosmetics, and pharmaceuticals.

Current Rates : 1 7I¢/ 7.III/ l‹g for Each mature tree yield (Heartwood): 1 2-1 8 lng as per l‹g -

EXPECTED FINANCIAL POTENTIAL IN 15 YEARS

available Govt. rates Plantation Density: 400-423 trees per acre

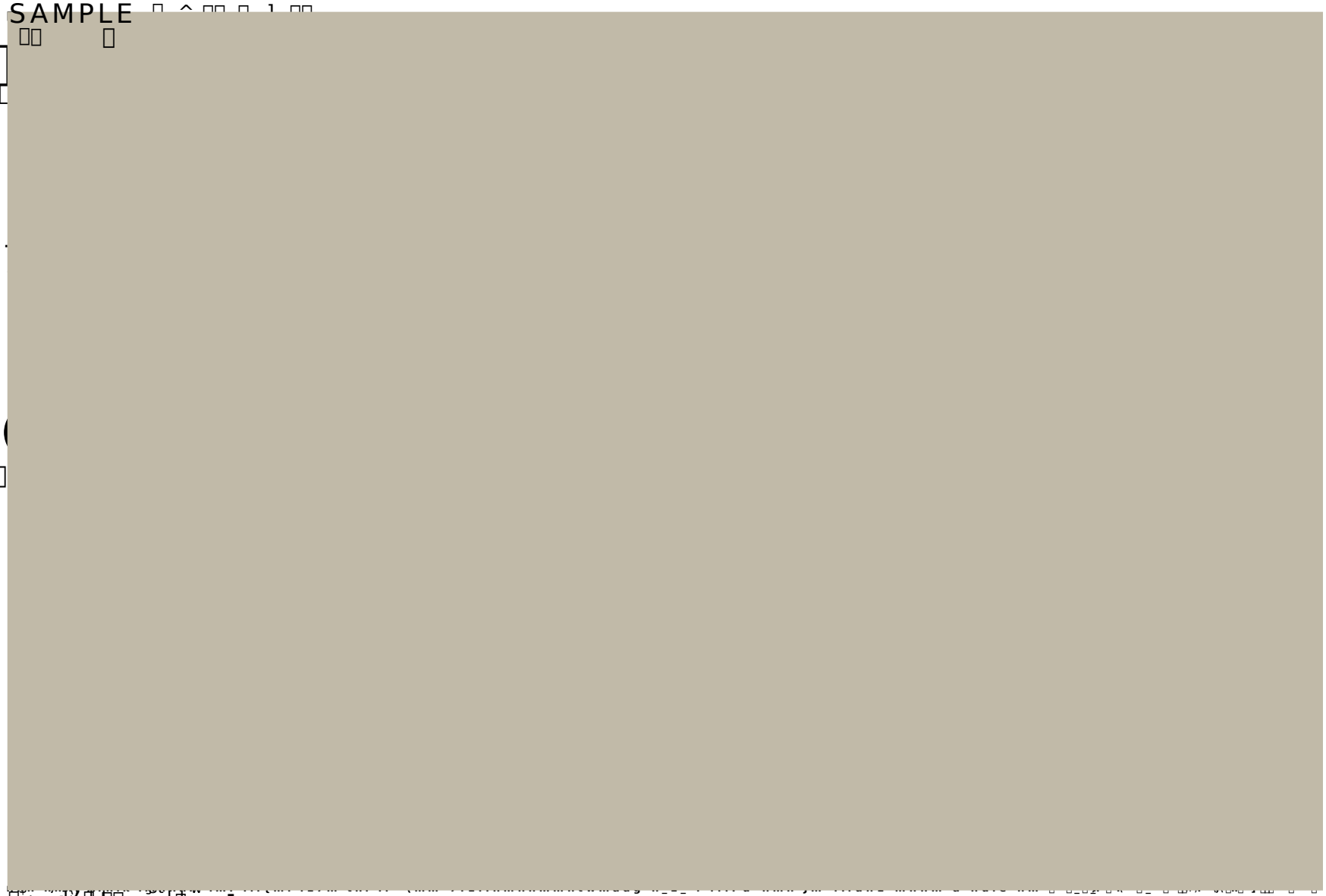
Profit from Sanldalwood Oil and Sapwood:

Extra Future Estimates (Heartwood): 2

50 IN Per UG

Profit Sharing: 50% Land Owner (You) I 50% Company

WHITE SAN DALWOOD TREE
SAMPLE



THE CLUB FARM
Muddy Roots, Heavenly Fruits

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HIGHLIGHTS OF THE PROJECT

A MAXPINE GROUP INITIATIVE IN THE HEART OF GARH MUKTESHWAR

30 & 40 Ft. Wide - Well Developed Roads I Grand Entry Gate I 25 Acre S Star Category' Exclusive Resort I Wellness Centre I Temple I Gaushala I Yoga/ Meditation Centre I Garden Area I

Sanskar School (Dedicated For Traditional & Modern Education) I 24"7 Security I CCTV Surveillance I

The Government of India actively promotes Sandalwood Farming through various support schemes

and subsidies—malting it a lucrative and policy-bacl‹ed agricultural venture.

More than 60,000 WHITE SANDALWOOD TREES to be Planted in the next 5 years. All the day to day needs and things are in close proximity of The Club Farm.

Dedicated Spaces for Events & Ceremonies in the Resort.

24 Hrs Fower Bacl‹up in the Resort.

REASONS TO INVEST IN THE CLUB FARM

FARM MEETS SPIRITUAL SERENITY BY THE HOLY GANGA

STRATEGIC LOCATIO — THE SACRED BELT OF GARH MUKTES HWAR & BR IJGHAT

Located in Extended Part of Delhi-NCP - Garh Ganga, Britghat, U.P, and on the banl‹s of River Ganga, thesite is surrounded by rich cultural heritage and spiritual (ootfall. The region is l‹nown for the revered Garh Mul‹teshwar and Bri)ghat Ganga Ghats, attracting thousands
of devotees and tourists year-round.

1 00 % Legal with Multiple opportunity to earn and get assured return with an opportunity of creating a high value asset for Next Generation.

MASSIVE SCAL E & INFRASTRUCTURE

Expendable Up To 200+ Acres of
Farmland. 23 Acre S Star Exclusive
Luxury Resort.
5 Acres Sansl‹ar School.
5 Acres tell ss Centre.

Bacl‹ed by ine Group's 20+
years of Development Expertise.

LEGAL & FINANCIAL SECURITY

In eta nt Regi at ry @ M Utati O n Ci ua ra ntecd.

Clear Title Deed in the Buyer's name. Immediate Ownership & Posossion.

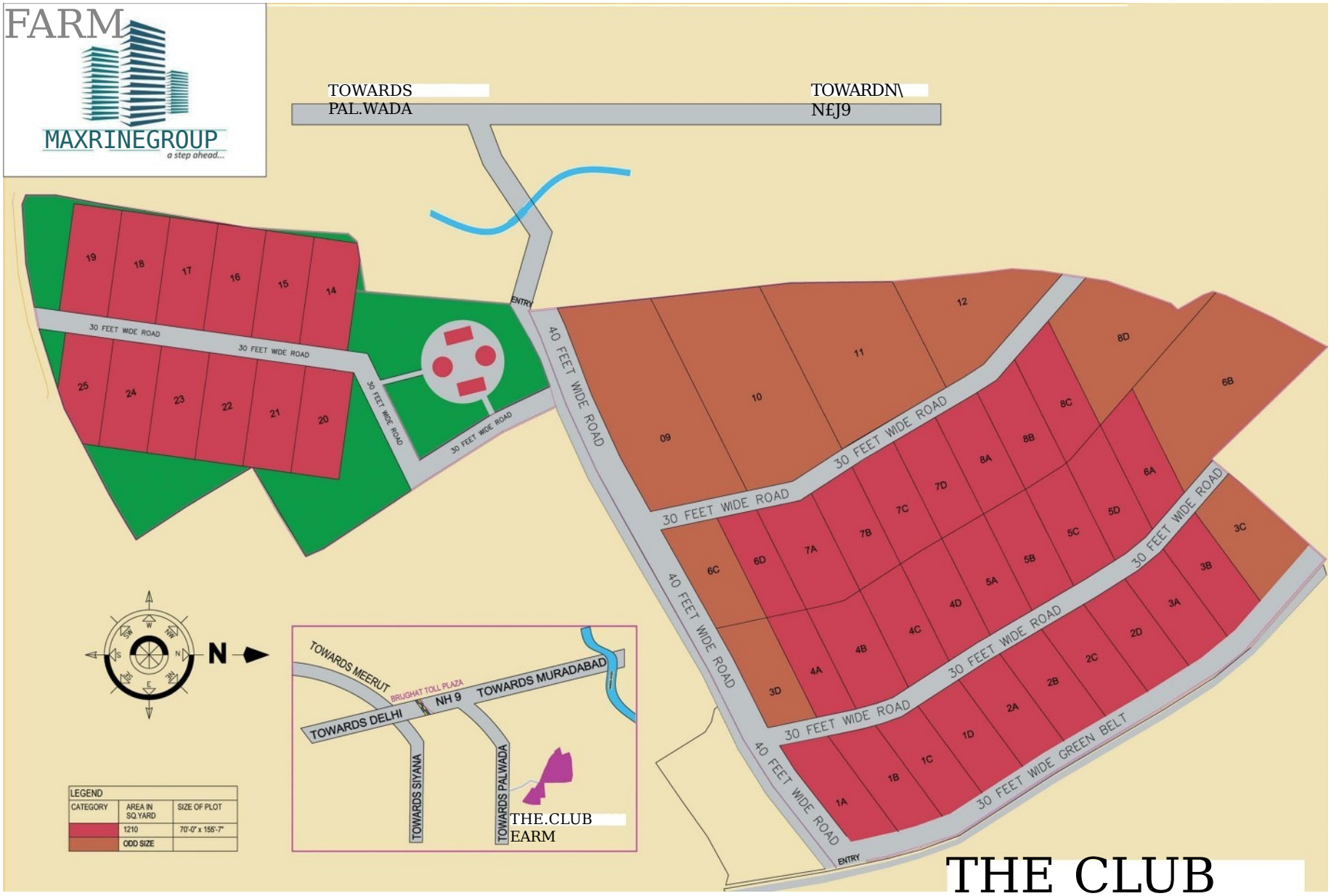
N O Th i rd- ra rty InVO lVcm cnt.

STRO NG INVESTMENT RETURNS

High Profits Anticipated (Through White Sandalwood Farming).

High Capital Appreciation Anticipated in view of upcoming developments. High Potential Saving from Free Resort Membership and Other Activities.

LAYOUT —THE CLUB FARM



THE CLUB FARM

THE CLUB FARM

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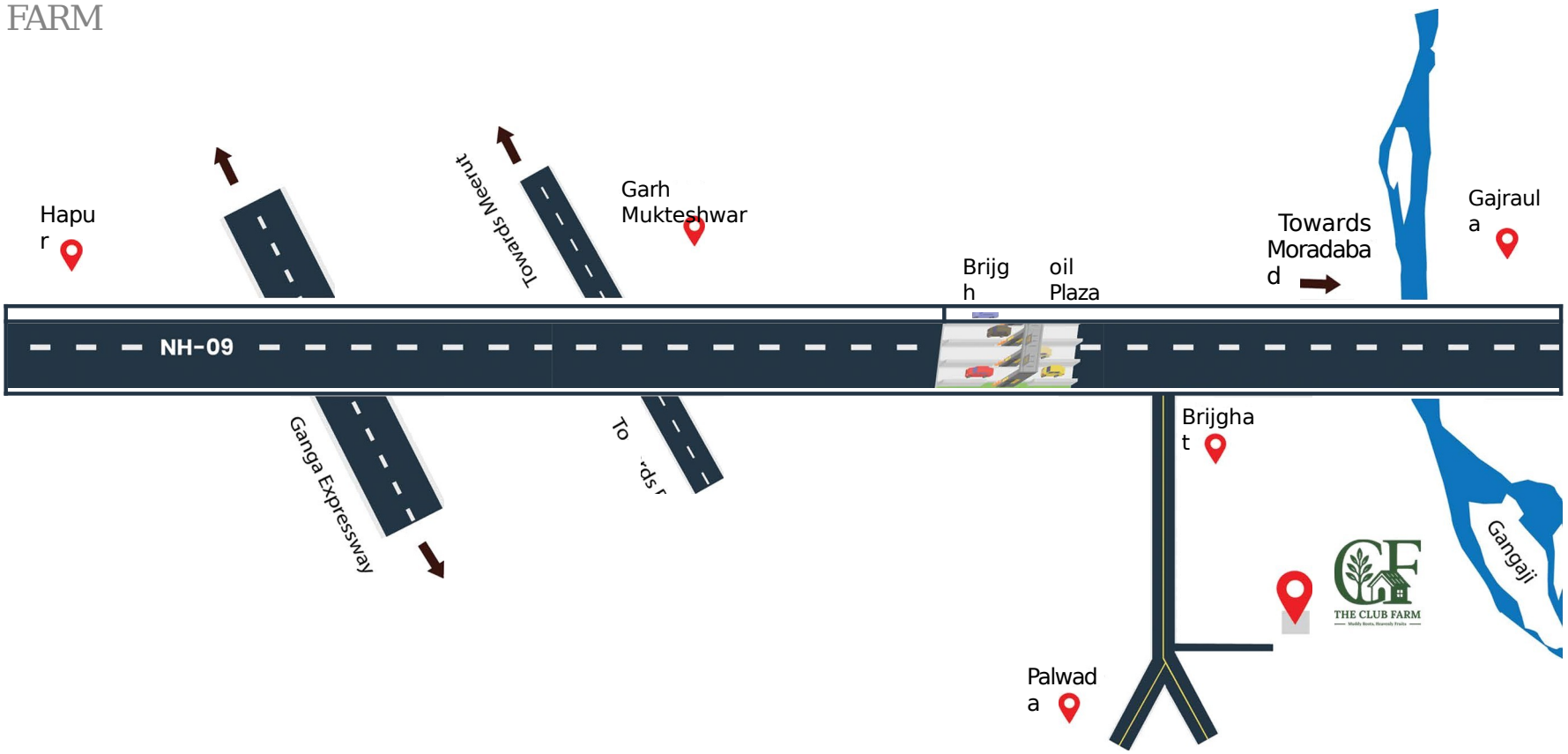
LOCATION MAP - THE CLUB FARM



THE CLUB FARM

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FAQ (FREQUENTLYASKED QUESTIONS)

§1.What is the land use of The Club Farm ?

Farming or its related activities.

§2.Is this project RERA or related authority approved ?

Farming projects since no land use is changed don't require any approvals from any authority.

§3.What is the current prices of other projects in close proximity?

Very few projects which are in close vicinity. Most of them are selling within a broad range of Rs.4,000/ per sq yard to Rs.8,000/- per sq yard but none of them is offering the kind of infrastructure we are offering. They are selling the same old concept without much development or any features that are available only in The Club Farm.

4.What is the expected price appreciation in next 6 —7 years of The Club Farm?

Keeping in view the ongoing developments and the kind development, the Yogi Government has already planned for Garh Ganga and the surrounding
area the minimum appreciation in the land price expected to be mini. 100 to 200% from the current value.

5.How much appreciation we can expect in The Club Farm after 10 years and on what grounds?

YES, THE CLUB FARM will outperform all the other projects in this entire region AND EXPECTED TO GENERATE 7 TO 10 times of its current value because The Club Farm is providing multiple reasons of appreciations such as: -

1. A unique project which is going to become as one of the biggest land parcels that is cultivating WHITE SANDALWOOD which is regarded as QUEEN among all the 16 varieties of sandalwood in the world and is one of the costliest wood and oil which is extracted from it. The farming of which
is promoted by the Government of India to become and regain the position as what was before 1970 of biggest exporter from current importer
of the same and to save our foreign currency.

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2.The biggest and with best modern facilities and amenities - A 25 ACRES RESORT - surrounded by Sandalwood Trees where you can live, enjoy, arrange functions and events with your near dears and people you want to.

3.5 ACRES BESTWELNESS CENTRE of NORTH INDIA for old and senior citizens with activities and facilities — YOGA CENTRE, MEDIATION CENTRE, GAUSHALA, MANDIR, ACTIVITY AREA, and much more.

4.. A very high land value is expected in near future due to all around infrastructural development and as a weekend gateway and a pilgrimage destination. Further the U.P Government has chosen Garh Mukteshwer as a model for Riverfront Development also in the same line with Sabarmati Riverfront in Gujrat. In addition, developments such as Ganga Expressway, Delhi Lucknow Greenfield Corridor, Widening of NH-9, New Railway upgrades etc. are already in advance stage. Recently the Government announced Rapid Rail Project between Delhi and Moradabad. Many more such plans are making it as one of the best project to invest in.

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info@maxpinegroup.in *a step ahead* www.maxpinegroup.in |Call Us At: (+91) 91-15-25-35-45

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